

Autumn Lane and Lakeview Drive, Southwest Corner – Silver Lakes, CA

GPA / DSN 148-27 / 02 / 0467-791-01 ----34 (APNs)

TT Conditional Approval Date: , 2003

TT16411 / DN 148-27 N / 02 / 0467-791-01 ----34 (APNs)

TT Conditional Effective Date: , 2003

CONDITIONS OF APPROVAL - Preliminary

TT Conditional Expiration Date: , 2006

CONDITIONS OF APPROVAL

General Plan Amendment (GPA) / Tentative Tract (TT) 16411

Applicant: DAVID CRANDALL

Autumn Lane and Lakeview Drive, Southwest Corner,
County Unincorporated, First Supervisorial District Area of Silver Lakes, Helendale, CA

PROJECT DESCRIPTION:

These **Preliminary Conditions of Approval** are applicable to the following concurrently filed County land use applications:

- A. General Plan Official Land Use District (OLUD) Amendment from 3M-RM (Multiple Residential) minimum 3,000 SF of land per unit size to RS (Single Residential) on 2.5 acres; and,
- B. Tentative Tract 16411 to create twelve (12) lots on 2.5 acres (same area).

APNs: 0467-791-01, 34

PRIOR TO OBTAINING FINAL CLEARANCE FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC), THE FOLLOWING CONDITIONS SHALL BE MET:

COUNTY PUBLIC WORKS DEPARTMENT / Land Development Roads & Drainage Division (760) 243-8183

- The applicant shall revise the tentative map to eliminate the existing bulb of the cul-de-sac adjacent to the frontage of this tract and blend the existing curb I the new street.

ON-GOING PROCEDURAL OR OPERATIONAL CONDITIONS OF APPROVAL

LAND USE SERVICES DEPARTMENT / Current Planning Division - (909) 387-4131

1. These **Preliminary Conditions of Approval** shall apply to the establishment of the referenced project, as delineated in the 'Project Description,' above. Any alteration or expansion of these facilities or increase in the developed area of the site from that shown on

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the approved site plan will require submission of an additional County Land Use Application for review and approval, prior to implementation.

NOTE: If the applicant(s) / owner(s) require a revision after the approval is granted, a Revision to an Approved Action application, along with the required processing fee, shall be required to be submitted to the Planning Department for review and approval. This application shall be submitted prior to implementation of **ANY** revisions to the approved project document(s)/plan(s).

2. This Conditional Approval for a GPA / Tentative Tract Map shall become null and void if all conditions have not been complied with and the first building occupancy &/or use of the land has not taken place within thirty-six (36) months or three (3) years from the final approval date.

GPA / TT CONDITIONAL APPROVAL DATE: _____, **2003**

GPA / TT EFFECTIVE DATE: _____, **2003**

GPA / TT EXPIRATION DATE: _____, **2006**

One extension of time, not to exceed thirty-six (36) months or three (3) years may be granted upon written request and submittal of the appropriate fee, not less than thirty (30) days prior to the date of expiration.

NOTE - This will be the **only** notice given for the above specified expiration date. The applicant is solely responsible for the initiation of an extension request. An application for an extension of time requires re-review of the project-specific issues to determine consistency with the current requirements, mandates policies, and guidelines for this type of development at the time the application is filed. The extension may not be granted if the same Findings made in support of the initial approval cannot be made in the affirmative at the time the extension of time is requested.

3. In compliance with the San Bernardino County Ordinance #2684, the applicant shall agree to defend at their sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the County, its agents, officers, or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense, in the defense of any such action but such participation shall not relieve the applicant of their obligations under this condition.
4. The applicant shall ascertain and comply with the requirements of all Federal, State, County and Local agencies as are applicable to the project.

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5. All infrastructure improvements to adequately service the proposed development will be concurrently implemented as development occurs &/or as may be deemed necessary by any Agency / Department with regulatory jurisdiction over the project.
6. The applicant/owner shall maintain all permanent plantings as identified on the approved landscape plan and the irrigation system as identified on the irrigation plan. Landscaping shall be maintained to ensure water efficiency and a healthy appearance throughout the life of the project.
7. The tenant/ developer shall obtain a Special Use Permit (SUP) from the Land Use Services Department (LUSD) / Code Enforcement Division, for the purpose of monitoring the Parkway Landscaping and all On-Going Conditions of Approval. This permit shall be maintained for a minimum of three (3) consecutive years following the project's date of occupancy for the last remaining lot (see SUP condition, below)
8. Should any enforcement activities be required to insure compliance with the conditions of approval, the applicant or property owner shall be charged for such activities in accordance with the San Bernardino County Code schedule of fees.
9. *Prehistoric or Historic Finds** - based on the available information known for the site and the surrounding region, the potential for the presence of historical resources within the project area exists. Therefore, the following Mitigation Measure will apply:*
 - A) *If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that a certified archaeologist can assess the find(s), determine its significance, and make applicable recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act (CEQA) and/or the Federal National Environmental Policy Act (NEPA).*
 - B) *If human remains are encountered at any time on the property, then the San Bernardino County Coroner's Office **MUST** be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other agency involved with the investigation of the find.*
 - 1) *Contact: The County Coroner's Office at:
175 South Lena Road
San Bernardino, CA 92415-0037
(909) 387-2543*

COUNTY PUBLIC WORKS DEPARTMENT / Land Development Roads & Drainage Division (760) 243-8183

10. Existing County roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving Tentative Tract 16411 prior to issuance of road

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encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded. [6R001]

LAND USE SERVICES DEPARTMENT (LUSD) - Current Planning Division (909) 387-4131

11. The applicable maps, plans and documents must be revised, accordingly, to reflect any requested revisions by all Agencies/Departments with regulatory jurisdiction over this project, as a result of the DRC / technical committee hearings &/or any other subsequent meetings, as may be required.
12. ***State of California Fish and Game Fee - Negative Declaration*** - The applicant shall pay a fee of one thousand two hundred and fifty dollars (\$1,250.00) to the California State Department of Fish and Game pursuant to California State Assembly Bill 3158. The fee shall be submitted to the Clerk of the Board (COB) of Supervisors upon filing of the Notice of Determination along with the filing fee required by the Clerk. Make checks payable to:

The County of San Bernardino

NOTE: The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested or final until the required fee is paid. Proof of fee payment (COB receipt) is required to be provided to the LUSD/Planning Division Officer, prior to recordation.

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**PRIOR TO RECORDATION OF THE REQUIRED TRACT MAP, THE FOLLOWING
CONDITIONS OF APPROVAL SHALL BE MET:**

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD / Lahontan Region –
(760) 241-6583**

13. Prior to recordation, the applicant shall submit a Water Quality Management Plan (WQMP) WQMP that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMPs) outlined in the CRWQCB Supplement, or other equally effective standard, detailing implementation of BMPs not dependent on specific land uses, for review and approval by the County LUSD/Current Planning Division.
14. For developments with no Property Owners Association (POA)¹ or POAs of less than fifty (50) dwelling units, practical information materials will be provided to the first residents/occupants/tenants on general good housekeeping practices that contribute to protection of storm water quality initially these materials will be provided by the developer. Thereafter such materials will be available through the co-permittees' education program. Different materials for residential, office commercial, retail commercial, vehicle-related commercial, and industrial uses will be involved.

COUNTY SPECIAL DISTRICTS DEPARTMENT (SDD) - (760) 955-9885

15. This parcel lies within the boundaries of County Service Area 70, Improvement Zones B and C. Compliance with the requirements of a Feasibility Study will be required prior to commitment to provide water and sewer service for each lot in Tentative Tract 16411. For additional information regarding water service, contact County Water and Sanitation Division, Special Districts Department at (760) 955-5885.

**COUNTY PUBLIC WORKS DEPARTMENT / Water Resources Division - Land
Development Section - Roads & Drainage Conditions: (760) 243-8183**

Road Conditions:

16. Sidewalks shall be provided on Autumn Lane and Autumn Court to tie in to the existing sidewalk on Lakeview Drive. The sidewalk shall be constructed in accordance with SB County Roads Standard 109, type "B". [1R001]

¹ The term "Property Owners' Association" or POA, as used herein, means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development [from California Civil Code Sec. 1351(a)].

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17. Road sections within and/or bordering the tract shall be designed and constructed with curbs, gutters, and sidewalks to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works in accordance with the Master Plan of Highways. [1R002]
18. Final plans and profiles shall indicate the location of any existing utility facility which would affect construction. [1R003]
19. All road names shall be coordinated with the County Department of Public Works, Traffic Division. [1R006]
20. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the County. [1R009]
21. A thirty-five foot (35') radius-of-return grant of easement is required for rounding the corner of intersecting roads when the half-width right-of-way of any intersecting road is forty-four (44) feet or greater. A twenty-foot (20') radius-of-return grant easement is required for rounding the corners of intersecting roads if the half-width of all intersecting roads is less than forty-four feet (44'). [1R012]
22. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade. [1R013]
23. Trees, irrigation systems, and landscaping required to be installed on public right-of-way within this tract area shall be maintained by other than the County Department of Public Works, and shall be as specified in County Transportation/Flood Control standards for tree planting or any subsequent ordinance. Maintenance procedures acceptable to the Department of Public Works shall be instituted prior to recordation. [1R015]
24. All required public road and drainage improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation. [1R018]
25. Improvement plans shall be submitted by the applicant to the Land Development Section for review and approval prior to installation of road and drainage improvements. [1R020]
26. The Geometric Design of the roads shall conform to the guidelines of the "San Bernardino County Transportation Road Planning and Design Standards Manual." [1R026]
27. Prior to recordation, all signing and striping shall be shown on the improvement plans as determined necessary by the County Department of Public Works. [1RS02]
28. Any proposed walls, cut and fill slopes shall be designed and constructed in such a manner so as to ensure that the intersections, curves, and driveways' sight distance is adequate for the minimum design speeds. [1RS03]

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PUBLIC WORKS DEPARTMENT / Surveyor – Mapping Division (909) 387-8145

29. Sub-divider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
30. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
31. Final Monumentation, not set prior to recordation, shall be bonded with a cash amount deposited with the Office of the County Surveyor as established per County Fee Schedule 16.0215B (c) (6).
32. The Open Space Easement for Condominium Common Area Purposes over lot 1 of Tract 10886 shall be vacated on the final map.
33. This project includes a conversion from a previously approved and recorded condominium plan to single family residences and is within Silver Lakes. CC & R's from Tract 10886, tract 8314, and any recorded private encumbrances affecting this property shall be abandoned, vacated or perpetuated after review by the applicant for conformance with the intended subdivision design of tentative Tract 16411.

COUNTY FIRE DEPARTMENT / Community Safety Division – (909) 386-8400

34. The above-referenced project is protected by the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department. [F-1]
35. Prior to release for map recordation the required fire fees of **280.00** shall be paid to the San Bernardino County Fire Department. Please contact our office at (909) 386-8400.

COUNTY LUSD / Building & Safety Division - (909) 387-4246

36. A Geotechnical (soil) Feasibility Report shall be filed with and approved by the Building and Safety Official prior to recordation of the final map. A fee to cover the review shall be submitted with the report. The review costs shall be paid in full prior to recordation of the final map.

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**COUNTY PUBLIC HEALTH DEPARTMENT / Division of Environmental Health Services
(DEHS) – (909) 387-4666**

37. The water purveyor shall be the CSA 70 / Zone B. [ET3]
38. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the File Index Number and Assessor's Parcel Number. [ET3a]
39. Method of sewage disposal shall be CSA 70 / Zone C. [ET4]
40. Applicant shall procure a verification letter from the sewer agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer agency. This letter shall reference File Index Number and Assessor's Parcel Number: 0467-791-01* [ET4a]
41. The following are the steps that must be completed to meet the requirements for the installation and/or finance of the on-site/off-site water and on-site/off/site sewer system:
 - A) Where the water and/or sewer system is to be **installed** prior to recordation, it is the developer's responsibility to submit to the PUBLIC WORKS DEPARTMENT, SURVEYOR DIVISION, a copy of the approved plan and a signed statement from the utility of jurisdiction confirming that the improvement has been installed and accepted.
 - B) Where a **bond** is to be posted in lieu of installation of the improvement, the developer shall submit the approved plans and determined amount **or** a signed statement from an acceptable governmental entity, that financial arrangements have been completed and submitted to the PUBLIC WORKS DEPARTMENT, SURVEYOR DIVISION. [ET13]
42. The following are steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system:
 - A) Where the water and/or sewer system is to be **installed** prior to recordation, submit a signed statement to DEHS from the approved utility of jurisdiction confirming the improvement has been installed and accepted.
 - B) **Where a bond is to be posted in lieu** of installation of the improvements, the developer shall submit evidence of financial arrangements agreeable to the water purveyor and/or sewer entity to DEHS for review and approval. [ET14]
43. Submit Preliminary Acoustical Information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot

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demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Department of Public Health / Division of Environmental Health Services (DEHS) for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655. [ET15]

44. The project has a high probability of containing Vectors. DEHS Vector Control Section will determine the need for a Vector Survey and any required control programs. A Vector Clearance Letter shall be submitted to DEHS/Land Use Section. For information, contact County Vector Control at (909) 388-4600. [ET16]

NOTE: Provide File Index Number DN 148-27 N or Tract 16411 During request.

HELENDALE UNIFIED SCHOOL DISTRICT

45. Certification from the **Helendale Unified School District** shall be provided as required by the California Government Code Section 53080(b) that any fee, charge, dedication or other form of requirement levied by the governing board of the school district, pursuant to Government Code Section 53808(a), has been satisfied.

- A) A letter shall be provided to the Planning Department certifying that any potential adverse impacts to the school district, as a result of the anticipated &/or calculated increase of residents with school-age children, have been mitigated to a level of non-significance (pursuant to CEQA).

OR

- B) If a bond or other form of postponement of payment in lieu of the required mitigation measure is agreed upon by the applicant/developer and the school district, a copy of said agreement shall be provided to the LUSD / Planning Division, as a means of satisfying this condition prior to recordation of the Final Map.

LUSD / Code Enforcement Division – (909) 387-4044

46. Special Use Permit (SUP)** - The applicant / master developer of record shall obtain a Special Use Permit (SUP) from the Land Use Services Department / Code Enforcement Division, for the purpose of monitoring the Parkway Landscaping and all other on-going conditions of approval. This permit shall be maintained for a minimum of three (3) consecutive years following the project's date of occupancy.

LUSD / Current Planning Division - (909) 387-4131

47. All residential lots proposed for development shall have a minimum area square footage, a minimum depth, and a minimum width, pursuant to the County Code, Title 8; the Development Code Standards for the site-specific Land Use District's Standards for residential development. All land-use design elements depicted on the revised plans shall be reflective of all such Development Code Standards.

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48. Grading Plan: Prior to grading or land disturbance occurring on-site, a copy of the grading plan shall be submitted, to the County LUSD / Current Planning Division for review of grading design items, landscaping requirements, drainage diversion and control devices, and proposed cut/fill methodologies intended for deployment throughout the project area/site. This plan shall be identical to the Precise Grading Plans submitted to LUSD / Building and Safety Division for their independent review.

49. Four (4) copies of the Landscape Plan(s) shall be submitted to the LUSD / Current Planning Division for review and approval. Said landscape plan(s) shall delineate the following required items & any other similar items that may be additionally required by Federal, State, or County, statute, ordinance, or code:

A) Parkway / Street Trees: One inch (1") caliper/15 gallon minimum size, multi-branched trees shall be planted on all lots adjacent to the street right-of-way as follows:

- | | | |
|-------------------|---|---------------|
| a) Cul-de-sac lot | - | 2 trees / lot |
| b) Interior lot | - | 4 trees / lot |
| c) Corner lot | - | 5 trees / lot |

B) Required Walls. All decorative walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setback, stained or painted split-face or slump, concrete block &/or matching exterior stucco/plaster, columns, or other such decorative architectural features to provide visual and physical relief along the wall face. All walls exceeding six feet (6'-0") in height, may require engineered plans and building permits from the LUSD / Building and Safety Division.

***NOTE:** A six-foot (6'-0") high, (as measured from the residential side of the development), decorative, solid wall shall be installed along all property lines of lots abutting off-site areas. These walls shall be installed prior to granting occupancy for the first lot, pursuant to the condition included herewith.

C) Common Area Maintenance - Common open areas shall be landscaped with native plants or locally adaptable drought-tolerant, fire resistive cultivars, trees and/or turf capable of surviving the site's prevailing climate and soil conditions with a minimum of supplemental water maintenance once established. The required landscaping may also incorporate decorative rock, boulders or other suitable hardscape material into the overall design concept, but these materials will not be used totally in lieu of landscape vegetation. The maintenance of all such landscaping components in the "open space / common areas" shall be the sole responsibility of the master tract developer until the permanent maintenance is officially assumed by individual lot owners at completion and transfer of sale for each lot.

D) Irrigation Systems - All irrigation systems, where required, shall be designed on an individual lot basis, in an approved manner.

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- E) Grading Protection - Permanent controls shall consist of a serious effort to establish vegetative growth on disturbed and exposed soils, due to grading activities.
 - F) Erosion Control – Erosion control devices and hydro-seeding shall be installed on all slopes exceeding three (3) feet fill and five (5) feet cut upon completion of grading. The maintenance of all such slopes in the “open space / common areas” shall be the sole responsibility of the master tract developer until their permanent maintenance is assumed by individual lot owners at completion and transfer of sale for each lot.
 - G) The local Soil Conservation Service office should be contacted prior to construction to provide recommendations as to the type of vegetative cover, the broadcast rates for seeding, fertilization and timing of planting to allow sufficient germination and growth prior to the beginning of the rainy season.
 - H) Temporary Stabilization - Temporary means of irrigation will be deployed to insure a successful vegetative cover. The master developer shall properly maintain such temporary irrigation systems until such time the individual lot owners permanently assume the responsibility of such maintenance activities at completion and transfer of sale for each individual lot.
50. Four (4) copies of the **Irrigation Plan(s)** shall be submitted to the LUSD / Current Planning Division for review and approval when slope planting and/or any other area planting is required.
- A) Parkway Landscaping - Parkway areas are required to be planted and shall be provided with an approved system of irrigation designed to cover all portions of the landscaped areas. A functional test of the systems may be required. The maintenance of landscaped areas shall be the sole responsibility of the master tract developer until the transfer to individual ownership of the lots occurs and each lot owner can officially assume their pro rata share of the common areas' maintenance.
 - B) Irrigation Systems – Landscape irrigation shall be provided primarily utilizing drip, bubbler or other non-aerial water saving method or system. The system shall include timers for controlled application. Suitable temporary irrigation methods may be substituted where used to establish native or drought/fire resistant plantings upon written approval by an Officer of the LUSD / Current Planning Division.
 - C) Surety – A surety shall be required for all landscape planting and irrigation systems to be provided to individual lots, and streetscape as shown on the landscape and irrigation plan in a form and manner determined acceptable to County Counsel and the Planning Director. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect and must include material and labor for each lot or landscaped area.
 - D) Passbook Account - A passbook account for each lot shall be established. Said passbook account shall be in favor on the lot for which posted and shall be payable only

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upon written authorization of the Planning Director certifying completion of the required landscaping. Funds may not be released until satisfactory completion of final inspection and issuance of certificate of occupancy for each home.

COMPOSITE DEVELOPMENT PLAN (CDP)

51. A Composite Development Plan (CDP) complying with Sections 83.040501 through 83.040515 of the San Bernardino County Development Code (Title 8) shall be submitted to the County Surveyor. The CDP shall show adequate building setback margins outside the drainage easements to reduce the possibility of damage due to overflow and/or erosion.
52. The Composite Development Plan (CDP) shall contain all the notes as required by these conditions and other County Agencies/Departments. This includes all post-recording conditions, and any Mitigation Measures, or any additional requirements resulting from additional informational reports or Historical/Cultural Assessments for TT 16337, which are normally applied at such time as development/construction occurs.

CDP General Notes:

53. The following general notes shall be prominently placed on the CDP:

"Conditions of Approval for Tentative Tract Map 16337 exist and are on file with the County Land Use Services Department (LUSD) / Current Planning Division. All such conditions, as may have been deemed appropriate by the agency placing said conditions on the project at the time of approval being granted, shall be met prior to any land disturbance and/or construction occurring on the site."

A) "All landscaping shall consist of drought tolerant, fire-resistant vegetation capable of surviving the soil and climatic conditions of the site's climate. The existing trees shall be relocated and transplanted on-site wherever possible to suitable landscaped areas within the new tract; the method of transplanting to be deployed, and transplanted locations shall be indicated on any future development / construction plans."

54. The following agency conditions shall be placed on the CDP as notes mandating issues that must be addressed prior to the development phase as noted in the bold corresponding headings:

PRIOR TO ISSUANCE OF ANY GRADING PERMITS OR ANY LAND DISTURBANCE OCCURRING ON-SITE, THE FOLLOWING CONDITIONS SHALL BE MET:

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GPA / DSN 148-27 / 02 / 0467-791-01 ----34 (APNs)

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CONDITIONS OF APPROVAL - Preliminary

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COUNTY LAND USE SERVICES DEPARTMENT – Building & Safety Division (909) 387-8311

55. Submit plans and obtain separate building permits for any required walls or retaining walls.
56. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance. [B9]
57. A pre-construction inspection, tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance, shall be approved prior to any land disturbance and/or removal of any trees or plants.

COUNTY PUBLIC WORKS DEPARTMENT / Water Resources Division - Land Development Section - Roads & Drainage Conditions: (760) 243-8183

58. An encroachment permit, or authorized clearance shall be obtained from the County Department of Public Works prior to issuance of a grading permit by the Land Use Services Department / Building & Safety Division. [2R001]
59. Grading Plans shall be submitted to Land Development Engineering for review and approval. [2R002]
60. Adequate building setback margins shall be provided outside the drainage easements for any habitable structures to reduce the possibility of damage due to overflow and/or erosion. These shall be delineated on the Composite Development Plan (CDP). [D6]
61. In addition to the drainage requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [D10]
62. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain 100-year frequency storm flows, plus bulking and freeboard, per County Standard Criteria. [D13-a]
63. Drainage improvements required by the conditions of project approval shall be delineated on the Composite Development Plan (CDP). [D19]
64. All lots shall drain to streets. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the LUSD/Building & Safety Division under provisions of the Uniform Building Code, Chapter 70 and the County Development Code (County Code, Title 8). [D22]

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65. Water spraying or other approved methods, such as the use of a State, AQMD and/or DEHS approved dust palliative, will be used during grading operations to control fugitive dust.

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PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:

PUBLIC WORKS DEPARTMENT / Land Development Section - Roads &/or Drainage:
(909) 387-8217

66. Projects subject to a building permit shall have all required on-site and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term “phase” as used here shall mean the following: “The block of building permits drawn on less than the whole project” or “A plan of building construction which indicates blocks of construction of less than the whole project.” In each phase, the installation of any on-site or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drive-able access for fire and safety, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development section may approve any plan or approve a change to an approved plan, which complies with the intent of this policy. [3RS01]

COUNTY FIRE DEPARTMENT / Community Safety Division – (909) 386-8400

FIRE DEPARTMENT CDP NOTES:

The project applicant shall submit for review and approval a “Composite Development Plan” (CDP) The following statements shall be placed **verbatim** on the CDP. [F-32]:

- a) Fire Jurisdiction. This project is protected by the San Bernardino County Fire Department. Prior to building permits being issued on any parcel, the applicant shall comply with the adopted Uniform Fire Code requirements and all other applicable codes, ordinances, and standards of San Bernardino County and local Fire Department standards.
- b) Fire Requirements – Rural Residential. Individual lot owners shall be required to provide their own fire protection measures as determined and approved by the Fire Department prior to any building permit issuance. Fire protection measures may include Fire Department approval of:
 - Individual fire protection water-systems (e.g. water tanks) for each lot.
 - Automatic fire sprinklers for all structures.
 - Surfacing of access roads and driveways.
 - Private road maintenance agreement, including snow removal (where appropriate), as detailed in the General Requirement conditions of approval.

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67. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site. [B21]
68. All erosion control planting, landscaping and devices shall be installed upon completion of rough grading. [B22]
69. Submit professionally prepared plans for approval and obtain permits prior to any construction. [B46]

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PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:

PUBLIC WORKS DEPARTMENT / Land Development Section / Roads &/or Drainage:
(909) 387-8217

Road Conditions:

70. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Department of Public Works. [5R001]
71. Roads within this development shall be entered into the County Maintained Road System. [5RS01]

COUNTY FIRE DEPARTMENT / Community Safety Division – (909) 386-8400

72. The street address shall be posted with a minimum of: four-inch (4") numbers, visible from the street and during the hours of darkness the numbers shall be internally electrically illuminated with a low voltage power source. Posted numbers shall contrast with their background and be legible from the street in accordance with the Uniform Fire Code. Where building setbacks exceed one hundred (100) feet from the roadway, additional contrasting four-inch (4") numbers shall be displayed at the property access.
73. Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used, shall be maintained with an approved spark arrestor visible from the ground, as identified in the Uniform Fire Code.
74. The development and each phase thereof shall have a minimum of two (2) points of vehicular access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations as required by the Development Code. (23-50 lots)

COUNTY LUSD / Current Planning Division – (909) 387-4131

75. *Construction Debris** - Refuse disposal service shall be provided by an approved and permitted waste hauler, for any phase of development, including initial construction and any related debris. All refuse generated by construction activities during any phase of development shall be removed within thirty (30) days after completion of the prescribed activities, and the site will be cleared of all such debris prior to obtaining occupancy permits or final clearance by the LUSD.***

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76. Erosion Control Measures** - All erosion control measures and devices shall be installed at all perimeter openings and slopes for the tract or phase. No sediment is to leave the job site. All newly graded surfaces not immediately involved in construction shall have some method of erosion protection such as mulching, fiber fabrics, planting, or tackifier. Contact the County LUSD/ Building and Safety Division for an inspection request and approval of erosion control measures.**
77. Landscaping - All Parkway and Common Area landscaping and landscape features, as shown on the approved landscape plans shall be installed. All required walls and other improvements shall be completed or suitable bonds posted for their completion.
78. Irrigation System - Installation of an efficient parkway irrigation system, (as shown on the approved irrigation plans), which minimizes runoff and evaporation and maximizes the water which will reach the plant roots is required. Drip irrigation, soil moisture sensors and automatic irrigation systems may be used as methods for increasing irrigation efficiency and decreasing unnecessary water consumption.
79. Roadway & Drainage Improvements - All roadway and drainage improvements, shown on the approved plans shall be installed prior to obtaining the first structure's occupancy permit.
80. Perimeter Property Line Walls - All perimeter / buffer walls will be installed prior to obtaining the first structure's occupancy permit.
- A) A six-foot (6'-0") high, (as measured from the residential side of the development), decorative, solid wall shall be installed along all property lines of lots abutting off-site areas, pursuant to the County Development Code (County Codes / Title 8), and as outlined in the County Administrative Design Guidelines.
- B) These perimeter/buffer walls shall consist of decorative (poured-in-place, prefabricated / formed sectional units or tilt-up type) concrete, concrete masonry units (CMU), stone, brick or stucco, tile or similar type of masonry material with a minimum thickness of four inches (4"), pursuant to the County's Board of Supervisors-approved, Administrative Design Guidelines.
- C) If a concrete masonry unit (CMU) wall design is chosen, the CMU will be stained or painted split-face or slump concrete block, or smooth-face concrete block with exterior stucco cement / plaster applied to the finish surface to match the residential structures. A matching decorative concrete cap will be used to top all such walls.
- D) These perimeter/buffer walls shall be installed prior to release for occupancy of the first lot is granted, and pursuant to the required Landscape Plans (see above conditions).
81. The installation of all required walls shall be the responsibility of the applicant / master developer of record. The developer of record shall maintain the walls until such time as the

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maintenance can be conveyed to the individual lot owner through the transfer of ownership occurring at the completion of the individual lot sale transactions.

82. Any areas disturbed by grading or development activities shall be landscaped or otherwise treated for wind and water erosion control.
83. All new proposed structures and their related elements shall be painted, treated, or otherwise finished to blend in to the natural colors of the surrounding environment, wherever possible. Structures shall not be painted/stained in potentially offensive colors. The colors shall be pursuant to an approved paint color palette mutually agreed upon by the applicant/owner/master developer and the Planning Division Officer.
84. Any roof mounted mechanical equipment, such as residential air conditioning/HVAC units, will be screened from view on all sides to minimize any visual and aesthetic adverse impacts. Screening materials shall be of a color that blends into the adjacent surroundings or materials, and will not be left in a "factory primer finish" state. Applicant shall submit a color sample for paint intended for this use to the LUSD / Planning Officer for review and approval prior to deployment in the field.
85. Any outdoor storage, if applicable, and all refuse storage areas shall be screened from public view by use of a painted/stained, split-face concrete block or exterior plaster stucco wall or solid wood fence, landscaping or other similar means, as may be approved by the LUSD / Planning Officer.
86. Prior to the final inspection by Building and Safety Department and/or issuance of a Final Approval by the LUSD / Current Planning Division, all fees required under Actual Cost Job Number **11593CF1** shall be paid in full.

END OF CONDITIONS

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